



AGENDA

BOARD OF DIRECTORS

Cheryl Cox, Chair

Steve Castaneda

Paul Desrochers

Chris Lewis

John McCann

Doug Paul

Rudy Ramirez

Jerry Rindone

Christopher Rooney

OFFICERS

David Garcia, CEO

Maria Kachadoorian, CFO

Ann Moore, General Counsel

Ann Hix, Secretary

REGULAR MEETING OF THE CHULA VISTA REDEVELOPMENT CORPORATION (CVRC), AND REDEVELOPMENT AGENCY, AND ADJOURNED REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA

Thursday, June 14, 2007, 6:00 p.m.

COUNCIL CHAMBERS
276 FOURTH AVENUE
CHULA VISTA, CA 91910

CALL TO ORDER

CVRC ROLL CALL

Directors Castaneda, Desrochers, Lewis, McCann, Paul, Ramirez, Rindone, Rooney and Chair Cox

REDEVELOPMENT AGENCY/CITY COUNCIL ROLL CALL

Agency/Council Members Castaneda, McCann, Ramirez, Rindone, and Chair/Mayor Cox

PLEDGE OF ALLEGIANCE, MOMENT OF SILENCE

1. WRITTEN COMMUNICATIONS

Memorandum from Paul Desrochers requesting an excused absence from the CVRC meeting of May 24, 2007

Staff Recommendation:

That the CVRC excuse the absence of Paul Desrochers from the May 24, 2007 meeting.

PUBLIC COMMENTS

Persons speaking during Public Comments may address the CVRC and/or RDA on any subject matter within the CVRC and/or RDA's jurisdiction that is not listed as an item on the agenda. State law generally prohibits the CVRC and/or RDA from taking action on any issue not included on the agenda, but, if appropriate, the CVRC and/or RDA may schedule the topic for future discussion or refer the matter to staff. Comments are limited to three minutes.

PUBLIC HEARINGS

2. LAND USE CONSIDERATIONS AND FINANCIAL ASSISTANCE FOR A 42-UNIT AFFORDABLE HOUSING DEVELOPMENT LOCATED AT 1501 BROADWAY, KNOWN AS "LOS VECINOS"

On December 18, 2006, Wakeland Housing and Development Corporation submitted applications requesting a zone change and design review to develop an affordable for-rent project located at 1501 Broadway. The site is currently developed with the vacant and boarded up Tower Lodge motel. The proposed project consists of 42 multi-family affordable rental units, and, under State law and the Municipal Code, the Planning Commission and CVRC must hold public hearings on proposed actions and provide written recommendations to the City Council.

In addition to the rezone and design review, the applicant is requesting (1) a reduction of the parking space requirements, (2) a reduction in the open space requirements, and (3) a reduction in the required front setback.

Additionally, the applicant has submitted a request for Redevelopment Agency financial assistance, not to exceed \$5,480,000.

Staff Recommendations:

That the CVRC adopt the following resolution:

2A. RESOLUTION OF THE CHULA VISTA REDEVELOPMENT CORPORATION RECOMMENDING THAT THE CITY COUNCIL INTRODUCE AN ORDINANCE ADOPTING THE MITIGATED NEGATIVE DECLARATION IS-07-017, AMENDING THE ZONING MAPS ESTABLISHED BY MUNICIPAL CODE SECTION 19.18.010 BY REZONING ONE PARCEL CONSISTING OF 1.46 ACRES LOCATED AT 1501 BROADWAY FROM CT-P (COMMERCIAL THOROUGHFARE WITH PRECISE PLAN) TO R-3 (APARTMENT RESIDENTIAL), AND APPROVING INCENTIVES AND CONCESSIONS PURSUANT TO THE DENSITY BONUS LAW FOR THE REDUCTION IN CERTAIN DEVELOPMENT STANDARDS FOR THE DEVELOPMENT OF AN AFFORDABLE FOR-RENT PROJECT BY WAKELAND HOUSING DEVELOPMENT

Staff Recommendation:

*That the **City Council** place the following ordinance on first reading:*

2B. ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA ADOPTING MITIGATED NEGATIVE DECLARATION IS-07-017, AMENDING THE ZONING MAPS ESTABLISHED BY MUNICIPAL CODE SECTION 19.18.010 BY REZONING ONE PARCEL CONSISTING OF 1.46 ACRES LOCATED AT 1501 BROADWAY FROM CT-P (COMMERCIAL THOROUGHFARE WITH PRECISE PLAN) TO R-3 (APARTMENT RESIDENTIAL), AND APPROVING INCENTIVES AND CONCESSIONS PURSUANT TO THE DENSITY BONUS LAW FOR THE REDUCTION IN CERTAIN DEVELOPMENT STANDARDS FOR THE DEVELOPMENT OF AN AFFORDABLE FOR-RENT PROJECT BY WAKELAND HOUSING DEVELOPMENT

*That the **CVRC** adopt the following resolution:*

2C. RESOLUTION OF THE CHULA VISTA REDEVELOPMENT CORPORATION (A) APPROVING DESIGN REVIEW PERMIT DRC-07-27 TO ALLOW THE CONSTRUCTION OF A 42-UNIT AFFORDABLE HOUSING PROJECT ON THE SITE LOCATED AT 1501 BROADWAY; AND (B) RECOMMENDING CONDITIONAL APPROVAL OF FINANCIAL ASSISTANCE IN AN AMOUNT NOT TO EXCEED \$5,480,000, SUBJECT TO FUTURE APPROPRIATION FROM THE UNAPPROPRIATED BALANCE IN THE LOW AND MODERATE INCOME HOUSING FUND TO WAKELAND HOUSING AND DEVELOPMENT CORPORATION FOR THE DEVELOPMENT AND OPERATION OF AN AFFORDABLE RENTAL HOUSING DEVELOPMENT TO BE LOCATED AT 1501 BROADWAY IN THE CITY OF CHULA VISTA

*That the **RDA** adopt the following resolution:*

2D. RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF CHULA VISTA CONDITIONALLY APPROVING FINANCIAL ASSISTANCE IN AN AMOUNT NOT TO EXCEED \$5,480,000 SUBJECT TO FUTURE APPROPRIATION FROM THE UNAPPROPRIATED BALANCE IN THE LOW AND MODERATE INCOME HOUSING FUND TO WAKELAND HOUSING AND DEVELOPMENT CORPORATION FOR THE DEVELOPMENT AND OPERATION OF AN AFFORDABLE RENTAL HOUSING DEVELOPMENT TO BE LOCATED AT 1501 BROADWAY IN THE CITY OF CHULA VISTA

ACTION ITEMS

3. REPORT ON PROPOSED FY 2007-08 REDEVELOPMENT AGENCY OPERATING AND CAPITAL IMPROVEMENT BUDGET

On June 19, 2007, the Office of Budget & Analysis and Finance Department will be presenting a comprehensive budget package to the City Council and Redevelopment Agency for Fiscal Year 2007-08. This report provides a summary of the key elements of the budget package that affect the operations of the CVRC and Redevelopment Agency,

including two important proposed changes to the Redevelopment Agency budget structure.

Staff Recommendation:

*That the **Chula Vista Redevelopment Corporation** adopt the following resolutions:*

3A. RESOLUTION OF THE CHULA VISTA REDEVELOPMENT CORPORATION MAKING RECOMMENDATION TO THE CHULA VISTA REDEVELOPMENT AGENCY TO ADOPT THE PROPOSED OPERATING AND CAPITAL IMPROVEMENT BUDGET FOR THE REDEVELOPMENT AGENCY AND HOUSING AUTHORITY FOR FY 2007-08

3B. RESOLUTION OF THE CHULA VISTA REDEVELOPMENT CORPORATION MAKING RECOMMENDATION TO THE CHULA VISTA REDEVELOPMENT AGENCY TO CREATE A NEW CAPITAL IMPROVEMENT PROJECT IN THE MERGED PROJECT FUND CALLED "SOUTHWEST PLANNING AND CIVIC ENGAGEMENT ACTIVITIES"

Staff Recommendation:

*That the **Redevelopment Agency** adopt the following resolution:*

3C. RESOLUTION OF THE CHULA VISTA REDEVELOPMENT AGENCY APPROPRIATING \$312,000 FROM THE AVAILABLE FUND BALANCE OF THE MERGED PROJECT FUND TO CREATE A NEW CAPITAL IMPROVEMENT PROJECT IN THE MERGED PROJECT FUND CALLED "SOUTHWEST PLANNING AND CIVIC ENGAGEMENT ACTIVITIES"

4. CHIEF EXECUTIVE OFFICER'S REPORTS

a. Follow-up on Community Strengthening Strategies Report (White Paper)

5. CHAIRMAN'S REPORTS

6. DIRECTORS' COMMENTS

7. CLOSED SESSION

Announcements of actions taken in Closed Session shall be made available by noon on Wednesday following the Agency Meeting at the City Attorney's office in accordance with the Ralph M. Brown Act (Government Code 54957.7).

1. Conference with Legal Counsel – Potential Initiation of Litigation pursuant to California Government Code Section 54956.9(c):

One (1) case

ADJOURNMENT

The **Chula Vista Redevelopment Corporation and Redevelopment Agency** will adjourn to their regularly scheduled meetings on June 28, 2007 at 6:00 p.m.

The **Chula Vista City Council** will adjourn to its regularly scheduled meeting on June 19 at 6:00 p.m.

In compliance with the AMERICANS WITH DISABILITIES ACT

The Chula Vista Redevelopment Corporation requests individuals who require special accommodations to access, attend, and/or participate in a CVRC meeting, activity, or service request such accommodation at least forty-eight hours in advance for meetings and five days for scheduled services and activities. Please contact the Community Development Department for specific information at (619) 691-5047, or Telecommunications Devices for the Deaf (TDD) at (619) 585-5655. California Relay Service is also available for the hearing impaired.